



**CITY PLANNING COMMISSION MEETING AGENDA**  
**May 25, 2017**

**12:30 PM - Lunch**

**1:00 PM**

**1. Call to Order/Roll Call**

**2. Architectural Review Board Items Action –**

**A. Design Review**

**1. 879 E. Princess Anne Road—Blyden Branch Library**

Applicant: Irvin Ashburn, Public Works

Project Request: Shed, landscaping and fencing

Project Summary: This application was continued from the May 8, 2017 meeting so that the applicant could see if there could be a more complementary design for the shed as it relates to the building. The applicant has two alternatives: one shed has “shed” style roof that pitches to the left with a narrow band of clerestory windows near the top of the wall on the high side of the building. The other option pitches the roof to the rear of the shed with a trapezoid window on the side. This roofline mirrors the roofline of the building. The proposed wood fencing would terminate at the rear corner of the building squaring off the fencing and a section of fence would be installed between the shed and the building. This would incorporate the shed into the fencing as was suggested at the last ARB meeting. The fencing could be painted or stained. The applicant would prefer staining the fence. The fence is a six-foot high wooden, dog-ear style. The eleven Goshiki Olive Holly shall be planted outside the fence radius. These match the existing foundation plantings around the front and sides.

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the rear sloping shed, fencing stained to match the building, and landscaping as proposed.

**2. 1585 Wesleyan Drive—Norfolk Academy**

Applicant: Kevin Kattwinka, AIA

Project Request: Monument sign with landscaping

Project Summary: The entrance sign will be located on an angle at the drive entrance and Wesleyan Drive. A mature tree shall be removed to install the sign. Two trees shall be added to mitigate the removal of the mature tree. The entrance sign measures 39’-4” in width by 8’-4” in height overall. The materials have been selected to match the recent construction on the campus. The sign itself is proposed to be mostly brick for the base and piers, pre-cast in the middle and on the caps, with wrought iron metal sections between the piers and center section. The letters are individually pinned, 12” high metal in Constantia font and reads “NORFOLK ACADEMY”. A metal school emblem shall be installed below the name. The sign is not illuminated. A landscape bed is proposed across the front and wraps the sides with trees planted behind.

ARB Recommendation: By a vote of 5-0-1, the ARB recommends approval for the monument sign and landscaping as proposed.

### **3. 350 Campostella Road—The Retreat at Harbor Pointe**

Applicant: 300 Campostella, LLC

Project Request: New Construction, multi-family

Project Summary: The applicant has purchased the property which had been rezoned in July of 2013 to a planned development (PD). The applicant is tied to the agreed upon site plan of the rezoning for this development. The site will be filled to elevate all the buildings above the base flood elevation. This proposed development consists of seven residential multi-family buildings, one multi-car garage, clubhouse with an outdoor pool, tot-lot, and a leasing center.

The residential buildings are four stories with elevators. The entrances are on both ends of the building into a central breezeway with the living units loaded on both sides of the breezeway. The entrance doors look like a clear storefront system with a large stationary sidelight. The entrance bay is clear glass all the way up to the fourth floor. A small shed style overhanging roof is installed at the top of the second floor and is supported, on each side, by a square brick pier that runs from the ground to the second floor. A round column is stacked on top of the pier to the overhang. The fenestration on the ends of the building are symmetrical. The entrance bay is flanked by two vertical window bays. Undersized shutters are on the windows of floors two through fours that are adjacent to the entrance bay. The second and fourth bays project out slightly from the front of the façade. The end gable of the roof tops these elevations.

The long sides of these buildings have four balcony/patio bays the project. The two outside balcony bays have brick piers that go from the ground up through the third floor and round columns hold the front gabled overhang at the fourth floor. The two inside balcony bays are the same except the brick piers are at the first floor with the round columns at three and a half stories. Three undersized dormers, two gabled and one shed, are on the roof in between the balcony roofs and the large wall dormers on either end.

The garage building offers twelve garage spaces with forty-eight storage spaces above. The storage units are accessed by a center, enclosed, hyphen area that has stairs going to the second level. There are six gabled dormers with paired windows along the backside of the roof. The front elevation was not included.

The leasing center is a long low horizontal building with a portico along one side. The materials match what is on the residential buildings minus the board and batten.

Elevations were submitted for the residential buildings 2 and 3; the leasing center; and building 1, the garage. The roofing plans were submitted for buildings: 4,5,6,7, and 8. The roofs are different from buildings 2 and 3. The materials match what is on the residential buildings minus the board and batten.

The proposed buildings have a combination of the following materials: red brick at the base; horizontal, wood textured, fiber cement siding up two and a half floors; a board and batten pattern, fiber cement siding at the fourth floor; fiber cement shingles in the roof gables; dimensional fiberglass roofing shingles; composite trim and columns; 3/1 vinyl double hung windows; and vinyl "shutters".

NOTE: The ARB did not review the elevations for buildings: 4, 5, 6, 7, 8, and the clubhouse as they were not included in the submission and are a slightly different building layout. The applicant indicated at the meeting that they are still working on the site plan and the details have not been decided related to the path around the water and landscaping.

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the design of buildings 2 and 3, the leasing office, and garage as proposed, with the following recommendations:

- Reduce the end gables exposure on buildings 2 and 3 by pushing the gable back and creating a hipped roof in front;
- Fence the tot lot without using chain link fencing;
- Remove the shutters;
- May use two more paint colors on the buildings;
- Per the PD continue the walkway access around the waterfront.

#### **4. 7928 Hampton Boulevard—Sewells Point Elementary School**

Applicant: Andrea T. Murden, P.E.—Bamforth Engineers + Surveyors

Project Request: Parking lots improvements and a dumpster enclosure

Project Summary: The library needs some additional storage. All sides of the building are visible from a public right-of-way. The building is “t” shaped and has an existing, half-round, concrete slab on the southeast side. A nine-and-a-half foot wide by sixteen-foot deep shed is proposed to be located on the slab. The shed has a front gable roof design with double doors and a low ramp. The shed is clad in vinyl with a gray fiberglass roof, wood doors and green trim. A six-foot high wooden, stained, dog-ear style fence is proposed along the outside of the radius of the concrete and has a single, out swinging gate on one side. Eleven Goshiki Olive Holly shall be planted outside the fence radius. These match the existing foundation plantings around the front and sides.

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the parking lot improvements, additional parking, and landscaping as proposed.

### **3. May 25, 2017 Public Hearing Preview**

#### **4. Director’s Comments**

##### **A. Council Actions**

#### **5. Comments from Commissioners**

#### **6. Future Meeting Schedule**

Wednesday, June 7, 2017	1:00 PM Zoning Field Trip
Thursday, June 8, 2017	1:00 PM Regular Meeting
Thursday, June 22, 2017	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting
Wednesday, July 12, 2017	1:00 PM Zoning Field Trip
Thursday, July 13, 2017	1:00 PM Regular Meeting
Thursday, July 27, 2017	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting

**Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:**

[www.norfolk.gov/Planning/designreview.asp](http://www.norfolk.gov/Planning/designreview.asp)